101.0	0002	0006.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	834,200	/	834,200
USE VALUE:	834,200	/	834,200
ASSESSED:	834,200	/	834,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		OLDHAM RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SMITH CHERYL
Owner 2:	
Owner 3:	
Street 1:	50 OLDHAM ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	OURFALIAN MAURICE--ETAL -
Owner 2:	OURFALIAN JACQUELINE -
Street 1:	50 OLDHAM ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 11,496 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Vinyl Exterior and 1872 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11496.000	294,200	4,600	535,400	834,200
Total Card	0.264	294,200	4,600	535,400	834,200
Total Parcel	0.264	294,200	4,600	535,400	834,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 445.52 | /Parcel: 445.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 64995
GIS Ref:
GIS Ref:
Insp Date: 09/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 101.0-0002-0006.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	294,200	4600	11,496.	535,400	834,200	834,200	Year End Roll	12/18/2019
2019	101	FV	239,800	4800	11,496.	535,400	780,000	780,000	Year End Roll	1/3/2019
2018	101	FV	235,400	4800	11,496.	458,900	699,100	699,100	Year End Roll	12/20/2017
2017	101	FV	235,400	4800	11,496.	428,300	668,500	668,500	Year End Roll	1/3/2017
2016	101	FV	235,400	4800	11,496.	367,100	607,300	607,300	Year End	1/4/2016
2015	101	FV	234,400	5000	11,496.	328,900	568,300	568,300	Year End Roll	12/11/2014
2014	101	FV	234,400	5000	11,496.	304,400	543,800	543,800	Year End Roll	12/16/2013
2013	101	FV	234,400	5000	11,496.	290,300	529,700	529,700		12/13/2012

!8076!

PRINT

Date	Time
12/10/20	22:39:51

LAST REV

Date	Time
10/04/18	10:20:14

mmcmakin

USER DEFINED

Prior Id # 1:	64995
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8076

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OURFALIAN MAURI	1385-24		6/4/2010	Family	1	No	No		
	1078-18		2/1/1991		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/22/2010	2172	Siding	15,000					VINYL
4/26/2010	357	Sun Room	10,000					12x16
8/17/2009	704	Renovate	7,000	C				REDO BMT & 3/4BTH
6/17/2009	495	Redo Kit	17,500	C				REDO KIT & BTH

ACTIVITY INFORMATION

Date	Result	By	Name
9/19/2018	MEAS&NOTICE	BS	Barbara S
7/26/2010	Info Fm Prmt	BR	B Rossignol
3/10/2010	Info Fm Prmt	BR	B Rossignol
2/23/2009	Meas/Inspect	163	PATRIOT
4/6/2000	Inspected	264	PATRIOT
11/9/1999	Mailer Sent		
10/25/1999	Measured	256	PATRIOT
7/31/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11496		Sq. Ft.	Site		0	70.	0.67	4									535,412						535,400	

Total AC/HA: 0.26391 | Total SF/SM: 11496 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 535,412 | Spl Credit | Total: 535,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	MOCHA		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99594003
Adj $ / SQ:	127.729
Other Features:	109957
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	361376
Depreciation:	67216
Depreciated Total:	294160

COMMENTS

PDAS, OF=SINK IN BMT, BMT GETS WATER..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

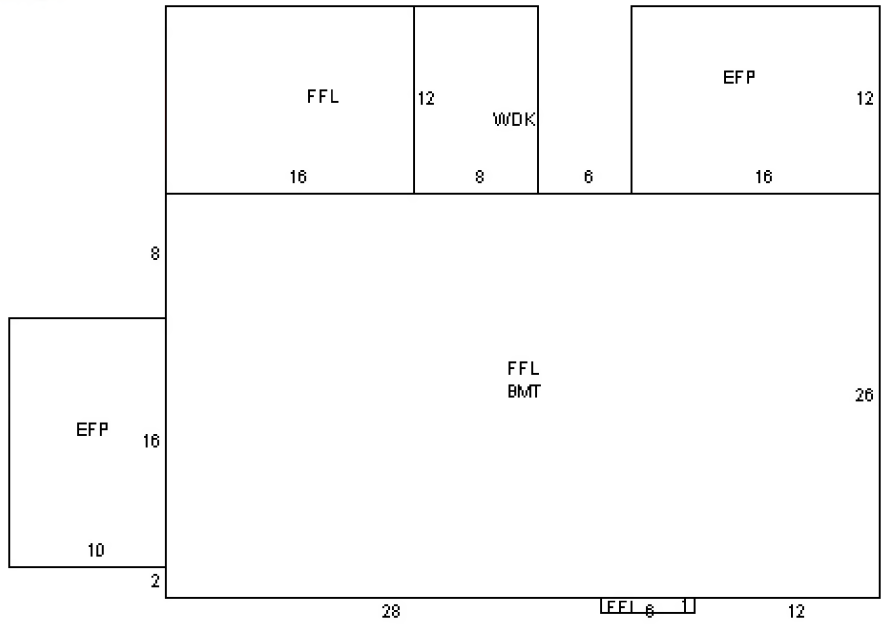
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	127.73
Special Features:	0	Val/Su Net:	96.84
Final Total:	294200	Val/Su SzAd	211.05

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,394	127.730	178,055
BMT	Basement	1,196	49.810	59,578
EFP	Enclos Porch	352	34.820	12,256
WDK	Deck	96	15.940	1,530

Net Sketched Area:	3,038			Total:	251,419
Size Ad	1394	Gross Are	3038	FinArea	1872

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 101.0-0002-0006.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
12	Pool-Gunite	D	Y	1	10X22	A	AV	1980	30.32	T	31.2	101			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600